

MINUTES OF THE PLANNING COMMISSION HELD ON SEPTEMBER 7, 2005, AT 6:00 P.M. IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBERS.

MEMBERS PRESENT: Jim Keane, Gordon Nicholl, Doug Haymore, Sue Ryser, Jerri Harwell
Note: Ms. Harwell was excused from this meeting at 6:11 p.m.

EXCUSED: Tom Bowen. Geoff Armstrong, Blaine Davis, JoAnn Frost

STAFF PRESENT: Community Development Director Kevin Smith, City Planner Michael Black, Code Enforcement Officer Mike Dolan, City Attorney Shane Topham, Deputy Recorder Sherry McConkey

ALSO PRESENT: Tristan Webb, Gary Magee, Jill Magee, Steve Hopkins, Gayleen Johanson

1.0 **PUBLIC COMMENT**

1.1 No public comment was given.

2.0 **DISCUSSION ON INCENTIVE ZONING**

2.1 Michael Black, City Planner, explained that the City receives numerous requests for PUD's and request for office buildings in the ORD zone. Mr. Black spoke of possible incentives that could be given to entice a developer to enhance the property by adding such things as a swimming pool, open space, parks or restrooms in exchange for greater density. Cottonwood Heights does not have a policy in place for increasing the height of property in exchange for something that would benefit the city.

2.2 Mr. Keane voiced concern over having a standard listing of what would be an acceptable trade for increased density.

2.3 Ms. Ryser asked about public amenities and if the city would be responsible for the upkeep. Mr. Black stated that it we could word the ordinance any way at this point and it would need to be spelled out.

2.4 Mr. Haymore would not be in favor of addressing this issue at this time and wanted to make it clear that he is opposed to incentives at this time if it means we have to give up something or increase density.

2.5 Mr. Nicholl believes that this subject should be looked at with caution and that very specific guidelines should be in place before it gets reviewed.

2.6 Mr. Black said we could table this discussion for now and believes it should be visited in the future.

3.0 **Update on Current Planning** [6:37:43 PM](#)

3.1 Michael Black, City Planner stated there are several small projects happening in the area that do not reach the level of the planning commission and are approved at a staff level.

3.2 Corina Johnson has withdrawn her application for a zone change on Fort Union. A letter has been sent out to the developer of the Old Mill project citing several issues that needs to be addressed.

3.3 Check City has applied for a development on Highland and Fort Union with roughly 2000-3000 square feet and is a Conditional Use.

- 3.4 Mountain Springs Church has applied for an addition to their church, they have been asked to complete the upgrades that had been previously asked by the county and then the planning department will notice the application to the neighbors.

For information on current projects please visit our website at: www.cottonwoodheights.utah.gov

4.0 **Review of Vacation Rentals Draft Ordinance 6:50:50 PM**

Kevin Smith, Community Development Director, went over a draft of the vacation rental ordinance. Mr. Smith will get with the city attorney and get clarification on items and bring the draft back to the planning commission for approval to send to the council. The goal is to have the ordinance in place to cover the upcoming season.

- 4.1 Mr. Keane asked for clarification of the active date reference in the 020 portion.
- 4.2 Vice Chair Nicholl stated that collector and arterial streets need to be defined in this ordinance.
- 4.3 Ms. Ryser asked if an amnesty period will be put in to place to cover existing licenses.
- 4.4 Vice Chair Nicholl would like the reference to a minimum number of days removed for the ordinance.
- 4.5 Mr. Keane agrees with the removal.
- 4.6 Mr. Haymore is undecided at this time.
- 4.7 Tristan Webb, 3290 Fort Union Blvd., addressed the commission and stated the rental industry as a whole supports a 3 day minimum.
- 4.8 Jill Magee, addressed the commission and voiced her support a minimum amount of days being set to help reduce the party houses. She would like to see a 3 day minimum and maximum of 30 days.
- 4.9 Vice Chair Nicholl would like a noise policy added to this ordinance.

5.0 **Other Business-(Reports by Commissioners) 7:12:32 PM**

No other business was discussed.

6.0 **Community Development Directors Report 7:16:44 PM**

Utah Leagues of Cities and Towns Conference was discussed.

7.0 **Approval of Minutes 7:18:28 PM**

Motion made by Vice Chair Nicholl and seconded by Mr. Keane.

August 17, 2005

Minutes were approved as written.

8.0 **Adjourn 7:19:11 PM**

Motion to adjourn made by Vice Chair Nicholl. Motion was seconded by Jim Keane and unanimously approved on voice vote.

Approved: 9/21/05